
Introduced by Senator Hollingsworth

February 21, 2003

An act to amend Section 33031 of the Health and Safety Code, relating to redevelopment.

LEGISLATIVE COUNSEL'S DIGEST

SB 864, as introduced, Hollingsworth. Redevelopment: blight.

The existing Community Redevelopment Law describes economic conditions that cause blight as including, among other things, a lack of necessary commercial facilities that are normally found in neighborhoods.

This bill would delete the reference to a lack of necessary commercial facilities that are normally found in neighborhoods as an economic condition that causes blight.

Vote: majority. Appropriation: no. Fiscal committee: no. State-mandated local program: no.

The people of the State of California do enact as follows:

- 1 SECTION 1. Section 33031 of the Health and Safety Code is
2 amended to read:
3 33031. (a) This subdivision describes physical conditions
4 that cause blight:
5 (1) Buildings in which it is unsafe or unhealthy for persons to
6 live or work. These conditions can be caused by serious building
7 code violations, dilapidation and deterioration, defective design or
8 physical construction, faulty or inadequate utilities, or other
9 similar factors.

1 (2) Factors that prevent or substantially hinder the
2 economically viable use or capacity of buildings or lots. This
3 condition can be caused by a substandard design, inadequate size
4 given present standards and market conditions, lack of parking, or
5 other similar factors.

6 (3) Adjacent or nearby uses that are incompatible with each
7 other and which prevent the economic development of those
8 parcels or other portions of the project area.

9 (4) The existence of subdivided lots of irregular form and shape
10 and inadequate size for proper usefulness and development that are
11 in multiple ownership.

12 (b) This subdivision describes economic conditions that cause
13 blight:

14 (1) Depreciated or stagnant property values or impaired
15 investments, including, but not necessarily limited to, those
16 properties containing hazardous wastes that require the use of
17 agency authority as specified in Article 12.5 (commencing with
18 Section 33459).

19 (2) Abnormally high business vacancies, abnormally low lease
20 rates, high turnover rates, abandoned buildings, or excessive
21 vacant lots within an area developed for urban use and served by
22 utilities.

23 ~~(3) A lack of necessary commercial facilities that are normally~~
24 ~~found in neighborhoods, including grocery stores, drug stores, and~~
25 ~~banks and other lending institutions.~~

26 ~~(4) Residential overcrowding or an excess of bars, liquor~~
27 ~~stores, or other businesses that cater exclusively to adults, that has~~
28 ~~led to problems of public safety and welfare.~~

29 ~~(5)~~

30 (4) A high crime rate that constitutes a serious threat to the
31 public safety and welfare.

